

M-2 (General Industrial)

Fact Sheet

Purpose

To provide for areas for manufacturing, assembling, fabricating, warehousing, and related activities that generate some emissions and have some adverse effects on surrounding properties making them incompatible with primary commercial, institutional, and residential uses.



Allowed Uses

- Trade/vocational/business school
- Light industrial uses
- Automobile or truck storage lot
- Microbrewery
- Sales or rental of machinery
- Heavy industrial uses
- Concrete or masonry plant
- Manufacturing or assembly plant
- Helicopter landing area
- Ice vending machine
- On site parking

Limited Uses

- Commercial parking
- Manufactured building or mobile home sales
- Mobile vending
- Pawnshop
- Title loans/check cashing
- Vehicle rental
- Vehicle sales and leasing, new or used
- Contractors office with storage
- Tree service, etc.
- Self service storage
- Vehicle repair, major
- Commercial vehicle repair
- Warehouse and distribution
- Outdoor storage, limited or general

Conditional Uses

(Must contact the Planning Department for an application)

- College/university
- Nonprofit club or lodge
- Nonprofit service organization
- Place of worship
- School, private or special
- Major utilities
- Adult businesses
- Gym/health spa/yoga studio
- School of the arts
- Firearm training and sports facility (indoor)
- Special event facility
- Bail bonds
- Call center
- Radio/TV station/recording studio
- Outdoor recreation
- Personal services
- Animal care (indoor)
- Convenience store with gas pumps
- Car wash
- Vehicle repair, minor

Lot Requirements

Minimum Lot Size: 2 acres

Minimum Lot Frontage: 150 feet

Minimum Front Setback:
(measured from street centerline)

- 125 feet from an arterial street
- 90 feet from a collector road
- 55 feet from all other streets
- 40 feet from a service drive (measured from property line)

Minimum Rear Setback: 40 feet (can be reduced to 3 feet bordering C-3/M-1/M-2 properties)

Minimum Side Setback: 40 feet (can be reduced to 3 feet bordering C-3/M-1/M-2 properties)